

CITY OF AMSTERDAM INDUSTRIAL DEVELOPMENT AGENCY

MEETING MINUTES

October 24, 2013

PRESENT: Mr. Barone, Mr. LaCoppola, Mr. Pepe, Mr. Baia, Mr. Rossi, Jody Zakrevsky (AIDA Executive Director), Attorney Schwartz, Administrative Assistant Sandra Yutes, Donna Phelps

Excused Absence: Mr. Russo

This meeting of the City of Amsterdam Industrial Development Agency was held on October 24, 2013, in the Common Council Chamber at City Hall, 61 Church Street, Amsterdam, New York 12010.

Chairman **Barone** called the meeting to order at 6:30 p.m.

Chairman **Barone** opened the floor for **Public Comment** there was none

A motion to approve the Meeting Minutes of September 26, 2013 was made by **Mr. LaCoppola** and seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Resolution 2013- 39 to allow the payment of the October Bills and Invoices was sponsored by **Mr. LaCoppola** and seconded by **Mr. Baia**. Roll call was taken, resulting in all “ayes” thereby unanimously passing Resolution 2013-32.

The **Treasurer’s Report** was given by **Mr. Rossi**. A motion to accept the Treasurer’s Report was made by **Mr. LaCoppola** and seconded by **Mr. Baia**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

Directors Report Mr. Zakrevsky:

Meetings held with various dignitaries and businesses.

▪ Correspondence received:

- Letter from Dunne & Whelley, PLLC attorneys for John Tesiero, JR., LLC regarding Property located at 360 E. Main St., Amsterdam, NY
- Copies of contracts from NYS Office of Homes and Community Renewal for grant to Vita-Blend, Inc.
- Copies of contracts from NYS Office of Homes and Community Renewal for grant to Mohawk Architectural Aluminum Products
- Letter from ProZone Lockers

▪ Financial Updates:

- Currently, income has exceeded expenses for July, August and September. In addition

during July, AIDA received \$112,567.50 from AURA for reimbursement of 44-46 East Main St. expenses.

▪Embassy Millworks:

-ProZone Lockers continues to investigate alternative financing for their operations

-The NYS office of Homes and Community Renewal has tentatively accepted AIDA'S request to grant Embassy Millworks a one year extension for their job creation goals. We need to have the Mayor formally request an extension of time for an additional year.

▪Mohawk Fabric:

-They are still waiting for their \$125,000 grant. Monies will be released As soon as the City completes its 2012 audit.

▪2 Chuctanunda Street (Emma Lou's Diner):

-No activity

▪Beckmann's Converting:

-Staff met with the owner and one of his management people and worked on developing a revised lease. A new lease was then forwarded to both attorneys

▪Vida Blend:

-The company has apparently had a new investor become part of their management and the company has become current with all of its loan payments to the IDA.

▪Mohawk Architectural Aluminum Products:

-Nick Zabawsky has requested a new site plan, details on employees to be hired and a detailed construction budget before the City will entertain requesting to amend their 2011 RESTORE NY grant.

-The Company has interviewed several design built companies and is awaiting construction estimates from each. These construction estimates are needed for both their Bond Counsel as well as to submit to the State.

-Contracts were signed and returned to the NYS Office of Homes and Community Renewal along with a revised program schedule, authorized signature documents, and the designation of depository forms.

-A document was prepared and given to Mohawk Architectural outlining a possible rental site for their company at liberty Enterprises.

▪National Grid Emergency Loan:

-The Russo's Family Restaurant continues to make payments on their emergency loan.

▪44-46 East Main Street:

-A loan closing with the Capital District Community Loan fund has been scheduled for

next week. Approximately half of the loan request will be advanced, which should be enough to complete the existing construction contracts barring any new change orders.

-In anticipation of the loan closing work has resumed at the site.

-There has been some interest shown in renting commercial space in the ground floor.

-A report on women and minority owned business contractors was prepared and sent to NYS Empire State Development.

-NYS Department of State has requested our contractor register with the on-line vendex system.

-A company has expressed an interest in providing building internet access to our buildings.

-Kevin Phelps continues to monitor construction on behalf of AIDA.

-Our architect has prepared a new design for the front façade.

-Staff has been researching the possibility of having a chair lift installed in the building.

▪Dean Building Group:

Staff met with one of the principals from the Dean Building group which owns the properties immediate adjacent to our property leased by Beckmann's. They have become more interested in redeveloping the building for use as a manufacturing site and are exploring several types of industries

Staff had the owner also meet with the Mayor and her community Development Director

▪Breton Industries:

Various issues are still being researched by our attorney.

▪Chuctanunda Railroad:

Research is being conducted about the ownership of the Amsterdam, Chuctanunda and Northern Railroad as well as its corporate existence and properties it may own

A Motion to accept the Director's Report was made by **Mr. LaCoppola** and seconded by **Mr. Baia**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion.

Committee Reports:

A **Resolution** to have the retainage reduced from 10% to 5% for AB Construction was made by **Mr. LaCoppola** and seconded by **Mr. Pepe**. Roll call was taken resulting in all "ayes" thereby unanimously passing the motion.

There was a discussion between **Mayor Thane** and **Mr. Baia** regarding the property at 44-46 East Main St. Mr. Baia brought up allegations made and also printed on face book by the mayor accusing the non for profit **AIDA** Board of **Avarice**.

Unfinished Business: There was none

New Business: There was none

A **Resolution** was made by **Mr. LaCoppola** for an approval the SEQR review submitted by Mohawk Properties. This was seconded by **Mr. Pepe**. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A motion by **Mr. Pepe** was made and seconded by **Mr. LaCoppola** to accept the conceptual agreement on the new façade for 44-46 East Main St and authorize submission to NYS Historic Preservation for comment. Roll call was taken resulting in all “ayes” thereby unanimously passing the motion.

A Motion to enter Executive Session to discuss the Demetrassic property was made by **Mr. LaCoppola** and seconded by **Mr. Baia**. Roll call was taken resulting in all “Ayes” thereby unanimously passing the motion. Executive Session was entered at 7:22 pm

A Motion to exit Executive session was made by **Mr. LaCoppola** and seconded by **Mr. Rossi**. Roll call was made resulting in all “ayes” thereby unanimously passing the motion. Executive Session was exited at 7:38 pm

A **Resolution** to accept the Independent Contractor Agreement between the City of Amsterdam Industrial Development Agency “AIDA or Company” and Donna Phelps “Stenographer” was made and passed by the **Full Board**

There being no further business to discuss a motion to adjourn was made by the **Full Board**. The meeting was adjourned at 7:40 p.m.

Secretary